



COCHISE COUNTY PLANNING DEPARTMENT

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PLANNING & ZONING FEE SCHEDULE

[Note: Amendments are found on pages 3 through 6 in 11 point font; additions are noted by underlined text and deletions are noted by ~~strike-through~~ text.]

This *Planning & Zoning Fee Schedule* contains the County adopted Planning and Zoning fees, the fees related to the *State of Arizona* Manufactured Home and Factory-Built Building programs, the County's Rehabilitated Mobile Home program, and the County's Rural Residential Owner-Builder fees.

All construction projects subject to the *Cochise County Building Safety* that are not listed in the flat fees section below are subject to the applicable fees contained on the separate *Use* related Building Code Residential and Commercial fee schedule.

SEPTIC TANK PERMIT	\$350
This fee applies to standard septic systems only. For all other systems, see Health Dept. fee schedule.	
FLOODPLAIN USE PERMIT (if applicable)	
Single Family Dwelling/Manufactured/Mobile Home/Principal Structures	\$150
Accessory Structures	\$ 40
RIGHT-OF-WAY PERMIT (if applicable)	\$100
RESIDENTIAL PERMIT REVIEW FEE	\$ 15
This fee must accompany all permit applications and is non-refundable.	
RURAL ADDRESSING REVIEW FEE	\$ 15
This fee must accompany all permit applications and is non-refundable.	
RESIDENTIAL PERMIT REVISION FEE	\$ 15
For modifications/revisions of issued permits.	
MANUFACTURED/MOBILE HOME INSTALLATION PERMIT	\$120
Fee includes two inspections.	
REHABILITATED MOBILE HOME CERTIFICATION FEE	\$180
FACTORY-BUILT BUILDING INSTALLATION PERMIT	\$400
ZONING FENCE PERMIT – UNDER 6' HIGH ON A CORNER LOT	\$25
TEMPORARY RV PERMITS	\$ 30

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December 10, 2008 Planning & Zoning Commission review

page 1

LOT DEVELOPMENT MODIFICATION FEE	\$75
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RURAL RESIDENTIAL OWNER-BUILDER BUILDING PERMIT FEES

LIMITED INSPECTION WITH PLAN REVIEW OPTION

Single-Family Dwelling	\$325 + plan review	
Residential Accessory Buildings		
Up to 500 s/f		\$ 50
Over 500 s/f		\$100

NO INSPECTION – NO PLAN REVIEW OPTION

Single-Family Dwelling	\$ 75	
Residential Accessory Buildings		
Less than \$2,500 in value		\$ 25
\$2,500 or more in value		\$ 35

ZONING PERMITS SURCHARGE

For construction begun without a permit.		
Permit Issued Before First Enforcement Letter:	\$ 25	
Permit Issued After First Enforcement Letter:	\$100	
Permit Issued After Second Enforcement Letter:		\$200
Permit Issued After Notice of Hearing:	\$400	

BUILDING CODE PERMITS SURCHARGE

For construction begun without a permit.	Additional Permit Fee Minus Plan
Review	

Hearing Officer Appeal Fee	\$300
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\$1000 Exemption - if proposed construction is less than \$1000 in market value (defined as the normal retail value of materials and labor performed) a permit is not required. It is suggested, however, that you contact the Planning Department at (520) 432-9240 to ensure that the size and placement of the structures comply with the Zoning Regulations and other pertinent County requirements).

FLAT RATE FEES FOR NEW RESIDENTIAL ACCESSORY STRUCTURES

Detached Garages*(1) (up to 1000 s/f)	\$100
Detached Carports (501 to 1000 s/f)*(5)	\$100
Sheds and Outbuildings (501 s/f to 1000 s/f)*(5)	\$100
Sheds and Outbuildings (121 s/f up to 500 s/f)	\$50
Carports*(2) (<i>attached or detached</i>) / Porches / Decks (up to 500 s/f)	\$50
Carport Enclosure and Patio Enclosures*(3) <i>All Patios</i>	\$50
Animal Shade Covers with No Enclosed Walls (121 s/f and greater)*(4)	\$50
Walls (non-retaining) and Fences over 6' high*	\$50

* Notes:

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December 10, 2008 Planning & Zoning Commission review

- 1) *Flat Fee* listed for *Detached Garages* are for basic garages only but it may include one bathroom. Any living space, such as a Bedroom or an Office area, is not allowed under the Flat Fee and will be valued at the standard \$52.00 s/f.
- 2) Flat Fee listed for a *Carport* is for the Cover (roof) and up to two sides.
- 3) Flat Fee listed for *Patio Enclosures* are for the Cover (roof) and / or the Exterior Walls (with any material, windows or doors). If the space is a *Conditioned Living Space (Heat and / or Cooling)* it needs to be valued as a remodel and the Flat Fee does not apply.
- 4) *Animal Shade Covers* are a roof and supports only and are not a complete building.
- 5) Detached Garages, Sheds, Outbuildings, Carports, Decks, Patios and Porches greater than sizes listed under the '*Flat Fees*' will be valued at \$31.46 s/f.
- 6) Walls are exempt up to 6' high except on a corner lot where they are exempt up to 3' high.

FLAT RATE FEES - TRADE PERMITS (RESIDENTIAL & COMMERCIAL):

Swimming Pool (includes Barrier)	\$100
Spa	\$50
Fireplace	\$50
Service Entry (Electrical)	\$50
Misc. Mechanical, Plumbing, Electrical & Fire	\$50

MISCELLANEOUS FEES (RESIDENTIAL & COMMERCIAL):

Replacement of Job Permit / Sign-Off Card	\$75	
Re-Inspection Fee		\$75
Re-Inspection Fee for Manufactured/Mobile Home/Factory-Built Building	\$80	
Building Permit Renewal Fee	\$50	
Investigation Fee		\$50
Courtesy / Utility Compliance Fee		\$25
Inspections for which no Fee is specifically listed	\$50 per hour (1 Hr. Min.)	
Inspections outside normal business hours	\$100 per hour (1 Hr. Min.)	

SIGN PERMITS

Billboards 300 square feet or more	\$100
Signs less than 15 square feet in size	\$ 30
All other sign permits	\$ 60

COMMERCIAL PERMIT REVIEW FEE

Non-refundable: will be applied toward building/use permit fee.
\$100

NON-RESIDENTIAL USES

Change of Use	\$150
Accessory structures	\$100
All other nonresidential uses:	
Floor area	
0 - 9,999 square feet	\$150
10,000 square feet and greater	\$300
<u>Review of drainage reports, traffic analyses or other engineering reports: Same fee as listed under Subdivisions.</u>	

Non-residential Development Comment Resolution Meetings \$150 each
However, if the County's consulting engineer commented on the Development Plan and
participates in the meeting, the developer will pay the full costs charged to the County by the
consulting engineer, typically an additional \$350 per meeting which includes travel expenses.

TEMPORARY USES \$30

MOBILE HOME AND RV PARKS \$200 + \$10/space

COMPREHENSIVE PLAN AMENDMENTS

Establishment of new growth area \$500
 Expansion of existing growth area and/or amendment of plan area designation \$200
Review of drainage reports, traffic analyses or other engineering reports: Same fee as listed
under Subdivisions.

MASTER DEVELOPMENT PLANS

0 - 10 acres \$400
 11 - 40 acres \$500
 41 - 100 acres \$600 + \$10/acre
 101 + acres \$800 + \$10/acre
 maximum \$8,000;
 However, if special advertising or environmental
 analysis is required, applicant will pay actual
 additional costs.

Review of drainage reports, traffic analyses or other engineering reports: Same fee as listed
under Subdivisions.

AMENDMENT OF CONDITIONS OR POLICIES OF ADOPTED MDP

Other than substantial amendments requiring re-advertising. \$200

BOARD OF ADJUSTMENT

Variances \$300

Appeal of Interpretation/Decisions of Zoning Inspector \$150
 Fee will be refunded if the appeal is upheld.

ZONING AMENDMENTS

Amendment of Zoning Regulations (per amendment) \$250
 Rezoning to Less Intensive District \$250
 Rezoning in Conformance with
 Adopted Master Development Plan \$250
 Other Rezoning:
 to SM-174, SM-87 \$250
 to RU-2 \$350 + \$2/acre (\$1,000 max.)
 to SR, R, SM-36, SM-18, SM-9 \$400 + \$10/acre (\$2,500 max.)
 to All Other Districts \$400 + \$15/acre (\$3,500 max.)

Review of drainage reports, traffic analyses or other engineering reports: Same fee as listed
under Subdivisions.

SPECIAL USES

Special Use Permit	\$300 (hearing fee) + permit fee
Special Use Permit with Concurrent Rezoning Application	\$75 (hearing fee) + permit fee
Subsequent Appeal to the Board of Supervisors	\$300

Review of drainage reports, traffic analyses or other engineering reports: Same fee as listed under Subdivisions.

MODIFICATIONS OF APPROVED CONDITIONS OR REQUESTS FOR EXTENSIONS OTHER THAN AS SPECIFIED HEREIN

\$150

SUBDIVISIONS

Tentative Plat Fee	\$500 <u>650</u> + \$20 per lot (Covers 1 st & 2 nd review-\$150 for each additional review). <u>Covers the costs of County staff participation in one Subdivision Committee meeting. However, if the County's designated consulting engineer commented on the plat and participates in the meeting, the subdivider will pay the full cost charged to the County by the consulting engineer, typically \$350 per meeting which includes travel expenses. See below if additional such meetings are required.</u>
Final Plat Fee	\$500 <u>650</u> + \$10 per lot (50% to Highway & Floodplain) (Covers 1 st & 2 nd review-\$150 for each additional review). <u>Covers one Subdivision Committee meeting. However, if the County's designated consulting engineer commented on the plat and participates in the meetings, the subdivider will pay the full cost charged to the County by the consulting engineer, typically \$350 per meeting which includes travel expenses. See below if additional such meetings are required.)</u>
Minor Expedited Subdivision Fee	No <u>initial</u> Fee, <u>although other fees will apply</u>
Improvement Plan Review Fee	\$125 per sheet (To Highway & Floodplain) <u>No charge if Improvement Plans are self-certified by a professional Civil Engineer registered to practice in the State of Arizona. If plans are submitted for County review, the fee would be \$126 per sheet if qualified County staff is available to review them. If necessary, the County will submit plans to the County's designated consulting engineer for their review and the full cost of this review will be paid by the subdivider, typically \$200 per sheet. The subdivider may elect to pay a fee for an "expedited review" of the plans by the County's consulting engineer; the cost for this review would be double the normal fee charged by the consultant, typically \$400 per sheet, and the timeframe for the consultant's expedited review would be half the normal time, typically, less than one week.</u>

<u>Drainage Report Review</u>	<u>\$350 for the 1st and 2nd review plus \$116 for each additional review of subsequent revised reports if the reports are reviewed by County staff. If necessary, the County will submit the report to the County's designated consulting engineer and the full cost of their review will be paid by the subdivider/developer, typically \$500 per review.</u>
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<u>Traffic Impact Analyses (TIA) Or Traffic Study Review</u>	<u>\$320 for the 1st and 2nd review, plus \$107 for review of each subsequent revision if the report is reviewed by County staff. If necessary, the County will submit the report to the County's designated consulting engineer and the full cost of their review will be paid by the subdivider/developer, typically \$500 per review.</u>
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<u>Subdivision Committee Meetings</u>	<u>No charge for pre-application review of basic or conceptual plats by County staff. The initial Tentative Plat and the Final Plat fee covers the costs of one required Subdivision Committee Meeting each. Any additional necessary Subdivision Committee meeting(s) will require an additional \$150 per meeting for County staff participation. If the County's consulting engineer commented on the plat and participates in the meeting, the subdivider will pay the full costs charged to the County by the consulting engineer, typically an additional \$350 which includes travel expenses.</u>
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Tentative Plat Time Extensions	\$500
Waivers from Subdivision Regulations	\$100 per waiver
Amended Plats	\$300
Assurance Agreement Time Extensions	\$500
Substitution of Assurance Agreement	\$300
Plat Abandonments	\$300
Appeals	\$300
Inspection of Private Roads	\$50 per hour

COPIES OF DOCUMENTS

SUBDIVISION REGULATIONS	\$5
ZONING REGULATIONS	\$15
KARTCHNER CAVERNS DEVELOPMENT PLAN	\$10
ORDINANCES AND AREA PLANS	\$2
<u>PLANS AND AREA PLANS</u>	<u>\$2 15</u>

BASE MAPS	\$3.50 each
ASSESSOR'S MAPS	\$.50 each
XEROX COPIES	
8 1/2 X 11	\$.15 each
11 X 17 enlargement/reduction	\$.25 each

(Additional charge for special maps which require research)

RURAL ADDRESSING FEE'S

FILING OF ROAD NAMING/RENAMING PETITION	\$150
This fee is waived if action is initiated by Rural Addressing.	
FEE PER ROAD SIGN CHANGED BY PETITION	\$135
This fee is waived if action is initiated by Rural Addressing.	
ATLAS CD	\$20

Adopted 09/14/87, Resolution 87-77
Amended 11/21/88, Resolution 88-98
Amended 08/02/93, Ordinance 008-93 and Ordinance 009-93
Amended 10/18/93, Ordinance 010-93
Amended 06/05/95, Ordinance 019-95
Amended 10/04/99, Resolution 99-68
Amended 12/18/01, Resolution 01-80
Amended 05/27/03, Resolution 32-03
Amended 08/05/03, Resolution 03-52
Amended 06/22/04, Resolution 04-41